

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2005 Legislative Session

Legislative Day # ____

BILL NO. 2005- 03

Introduced by: Charles County Commissioners

AN ACT concerning

**REQUIREMENTS FOR MID-RISE AND HIGH-RISE
APARTMENTS**

Date introduced: _____

Public Hearing January 24, 2005

Commissioners Action: March 21, 2005 Enact

Commissioner Votes: WC: Y, RJF: Y, ARS: Y, EJP Y, CQK Y

Pass/Fail: Pass

Effective Date: 12:01 a.m., March 31, 2005

Remarks: Work session held on 03/21/05

COUNTY COMMISSIONERS OF CHARLES COUNTY, MARYLAND

2004 Legislative Session

Bill No. _____

Chapter. No. 297

Introduced by Charles Retreat, LLC

Date of Introduction _____

BILL

1 AN ACT concerning

2 **REQUIREMENTS FOR MID-RISE AND HIGH-RISE APARTMENTS**

3
4 FOR the purpose of

5 allowing flexibility in the PRD for the placement of mid-rise apartments and
6 establishing high-rise apartments as a special exception in the PRD, MX and
7 TOD zones.

8
9 BY repealing and reenacting, with amendments:

10 Chapter 297 - Zoning Regulations

11 Article VII, §106, Figure VII-2 Schedule of Zone Regulations: Planned

12 Residential Development Zone

13 *Code of Charles County, Maryland*

14 (May 2004 Edition)

15
16
17
18 Chapter 297 - Zoning Regulations

1 Article IV, § 63. Table of Permissible Uses. 3.03.300 High-rise
2 *Code of Charles County, Maryland*
3 (May 2004 Edition)
4

5 Chapter 297 - Zoning Regulations
6 Article XIII, § 212. Uses Corresponding with Table of Permissible Uses.
7 3.03.300 Multifamily residential: high-rise.
8 *Code of Charles County, Maryland*
9 (May 2004 Edition)
10

11 **SECTION 1.** BE IT ENACTED BY THE COUNTY COMMISSIONERS OF
12 CHARLES COUNTY, MARYLAND, that the Laws of Charles County, Maryland read
13 as follows:
14

15 **Chapter 297**

16 **Zoning Regulations**
17

18 **§106, Figure VII-2 Schedule of Zone Regulations: Planned Residential (PRD) Zone,**
19

20 Amend as incorporated herein.
21

22 **§ 63. Table of Permissible Uses. 3.03.300 High-rise**
23

24 Amend as incorporated herein.
25

26 **§ 212. Uses corresponding with Table of Permissible Uses**
27

28 **3.03.300 Multifamily residential: high-rise.**

29 This use is permitted [with conditions] **BY SPECIAL EXCEPTION** in the PRD, MX

1 and **TOD** Zones based on the requirements contained in 3.03.200.

2
3 **SECTION 2.** BE IT FURTHER ENACTED, that this Act shall take effect TEN
4 (10) calendar days after it becomes law.

Figure IV-1

TABLE OF PERMISSIBLE USES

Revised 11/14 with BP named NewPUTBLfigureIV1withBP

USES DESCRIPTION	USES																				
	AC	RC	RC(D)	RR	RV	RL	RM	RH	RO	CN	CC	CB	CV	BP	IG	IH	PRD	PEP	MX	PMH	TOD
3.00.000 RESIDENTIAL																					
3.01.00 Single-family detached																					
3.01.100 Single-family detached	P	P	P	P	P	P	P	P	P				P		PC		P		P	P	P
3.01.200 Lot line																	PC		PC		PC
3.01.300 Patio/Court/Atrium																	PC		PC		PC
3.01.400 Class A manufactured home	P	P	P	P	P	P	P	P												P	
3.01.500 Class B manufactured home	P	P	SE	SE		SE														P	
3.01.600 Tenant house	PC	PC	PC	PC		PC															
3.01.700 Primary residence with accessory apartment	PC	PC	PC	PC	PC	PC	PC	PC	PC	P									PC		PC
3.01.800 Single Room Occupancy Units								P	P	P	P	P	P				P		P		P
3.02.000 Single-family attached																					
3.02.100 Duplex					P												PC		PC		PC
3.02.200 Townhouse																	PC		PC		PC
3.02.300 Multiplex																	PC		PC		PC
3.03.000 Multi-family																					
3.03.100 Garden apartment																	PC		PC		P
3.03.200 Mid-rise																	PC		PC		P
3.03.300 Hi-rise											P	P	P	P			SE		SE		SE
3.03.400 Commercial apartment										P	P	P	P	P					P		P

P=Permitted PC=Permitted with Conditions SE=Special Exception Blank=Not Permitted

Figure VII-2

Schedule of Zone Regulations: Planned Residential Development (PRD) Zone

Uses	Minimum Lot Criteria				Minimum Yard Requirements (feet)				Max. Height		Lot Coverage	Intensity	Min Open Space	Max ISR	Min Tract Size
	Area	Sq.ft. per du	Width (feet)	Depth (feet)	Frontage (feet)	Front	Side	Total	Rear	Feet	Stories				
Agricultural 1.00.000	3 acres		150	200		75	40	80	50	40					
Single-family detached 3.01.100	6,000 sq.ft.		55	75	30	20	8	20	20	36	3	50%			
Lot Line 3.01.200	3,000 sq.ft.		45		30	20	0-6	15	15	36	3	60%	30%	0.30	
Patio/Court/Atrium 3.01.300	3,000 sq.ft.		45		30	20	0-6	15	15	36	3	60%	30%	0.30	
Duplex 3.02.100	8,000 sq.ft.	4,000	50	100	30	30	15	40	20	36	3		35%	0.25	
Townhouse 3.02.200	1,500 sq.ft.		18		18	15	0	0	20	36	3	60%	45%	0.35	
Multiplex 3.02.300	10,000 sq.ft.	3,000	50	100	30	30	15	40	20	36	3		45%	0.35	
Garden apartments 3.03.100		5,000	400	400	400	100	100	200	100	40	3		55%	0.45	
Mid-rise 3.03.200		4,000	600	600	400	100 30	100 15	200 40	100 20	60	5		60%	0.40	
Hi-rise* 3.03.300		3,000	50	100	30	30	15	40	20	60 120	5 10		70%	0.30	
All other permitted uses	1 acre		100	150		75	40	80	50	50	3	0.30 FAR		0.70	

Abbreviations:

FAR -- Floor area ratio. An intensity measured as a ratio derived by dividing the total floor area of a building by the base site area.

ISR -- Impervious surface ratio. The ratio derived by dividing the area of impervious surface by the base site area. Impervious surfaces are those which do not absorb water.

They consist of all buildings, parking areas, driveways, roads, and sidewalks.

*By Special Exception